

**2/16 Hilton Terrace, Tewantin, Qld 4565**



**Apartment For Sale**

Tuesday, 11 June 2024

2/16 Hilton Terrace, Tewantin, Qld 4565

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



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## Auction

This end, ground floor unit in the well-located 'River Place' building just one street back from river (130-metres to the water), offers a golden opportunity for a variety of buyers to purchase into this prime lifestyle riverside precinct from entry level, investors, downsizers, and renovators. Across a single level, the unit comprises entry porch, two bedrooms, 2-way bathroom, separate toilet, u-shaped kitchen, expansive open plan living and dining flowing out to covered patio, and separate laundry. It has a fully fenced, private wraparound courtyard with a leafy tropical garden...there's even room for a pool or outdoor spa. Soaring raked ceilings, split system air-conditioning in lounge, ceiling fans, security screens on windows and doors, and easy-care tiled flooring in lounge are existing features; and although there is potential to renovate/update to value-add, it is comfortable, liveable, and rent-ready in current condition. In addition to the renovation possibilities, the high raked ceiling also provides potential to build a loft or mezzanine; this not only adds character, but also additional useable space that could be used as a third bedroom, sitting room, office etc. This could truly be transformed in the most amazing way to elevate it in value, appeal, and functionality - and in this sought-after riverside location, overcapitalising is not an issue. The complex has a total of only five apartments, low body corporate fees, and is pet-friendly (stbca); there is covered parking for one vehicle (accessed via Ernest Street) for each apartment; this particular apartment being on the end and on a corner has the largest garden/courtyard in the complex. From here not only are you just footsteps to both the Noosa River and Lake Doonella, but you can walk across the bridge to Tewantin CBD and Noosa Marina, bus and ferry, hospital, library, bowls club, riverfront dining, yacht club, parks/playgrounds, and local shops. It's only 12 minutes' drive to Hastings Street and Noosa Main Beach - but maybe leave the car home and catch the ferry from the nearby Marina, no parking angst, too easy! Vacant and ready to be lived in and loved or renovated to shine - this is an opportunity not to be missed. Offers prior to Auction are welcome.

- Riverside opportunity not to miss!
- End unit in boutique complex of five
- 130m to the river, premium location
- 2 bedrooms with b/ins, 2-way bathroom
- Expansive tiled open plan living/dining
- Large fenced wraparound courtyard
- Soaring raked ceilings: could create loft
- Split system A/C in living/dining, fans
- Liveable condition, potential to update
- Private leafy garden, room for a pool
- Walk to Marina, dining, shops, parks
- 12 mins to Hastings Street and Main Beach

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.